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Sheen's
The *Action* Agents

Sherwood Drive
Great Clacton, CO15 4EB

Situated within the popular modern 'Robin Hood' development in Great Clacton, this THREE BEDROOM, TWO RECEPTION AREA DETACHED BUNGALOW is offered for sale with No Onward Chain. The property is conveniently located for a range of local amenities, with shopping facilities in the heart of Great Clacton and at Brook Retail & Country Parks just over a quarter of a mile away. Clacton town centre, the seafront and mainline railway station are all within approximately one and a half miles. Offering well-proportioned accommodation in a sought-after location, this property is sure to appeal to a variety of buyers. An early internal viewing is strongly advised to fully appreciate the accommodation and location on offer.

- Three Spacious Bedrooms
- 14' x 13'9 Lounge
- 9'10 x 7'9 Dining Room
- 12'11 D/Glazed Conservatory
- Modern Three Piece Bathroom
- Separate Shower Room
- Gas Central Heating (n/t)
- Garage & Parking for Multiple Vehicles
- No Onward Chain
- EPC Rating D & Council Tax D

Price £340,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Brick arch way leading to covered storm porch with double glazed entrance door to Entrance hallway.

ENTRANCE HALLWAY

Radiator. Double glazed window to side. Loft access. Built in airing cupboard. Doors to:

BEDROOM ONE

12'10 x 9'3

Radiator. Leaded light effect double glazed windows to front and side.

BEDROOM TWO

12'2 to wardrobes x 10'11 narrowing to 5'9

Wall to wall fitted wardrobes. Radiator. Feature curved wall. Leaded light effect double glazed window front.

BEDROOM THREE

9'10 x 9'9

Radiator. Leaded light effect double glazed window to side.

BATHROOM

Fitted with a modern white suite. Comprises: Panel bath with central mixer tap. Low level W.C. Vanity wash hand basin. Fully tiled walls. Heated towel rail. Double glazed window to side.

SEPERATE SHOWER ROOM

5'0 x 2'11

Walk in shower cubical with wall mounted electric shower (not tested). Fully tiled walls. Tiled flooring. Double glazed window to side.

KITCHEN

14'4 x 8'10

Fitted with a range of white gloss panel fronted units. Comprises marble effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall units. Inset single drainer sink unit with mixer tap. Range cooker space. Space and plumbing for washing machine and dishwasher. Under counter fridge space. Part tiled walls. Concealed wall mounted gas boiler (not tested). Double glazed window to side. Double glazed door and window to rear garden.

LOUNGE

14'0 x 13'9

Radiator. Double glazed window to conservatory. Arch way to Dining Room.

DINING ROOM

9'10 x 7'9

Radiator. Double glazed window to rear. Internal personal door to Garage.

CONSERVATORY

12'11 x 9'7

Double glazed conservatory with double glazed windows to side and rear over looking Garden. Poly-carbonate roof. Tiled flooring. Double glazed sliding patio doors to Rear Garden.

OUTSIDE FRONT

Block paved front garden providing off street parking for numerous vehicles. Garage with electric up and over door. Array of shrub boarders. Gate giving side pedestrian access to outside rear garden.

OUTSIDE REAR

Approximately 45' rear garden. Lawn area with array of shrubs. Hard standing patio area. Storage shed. Enclosed by panel fencing.

Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band; D Payable 2026/2027 £2225.97 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: No

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

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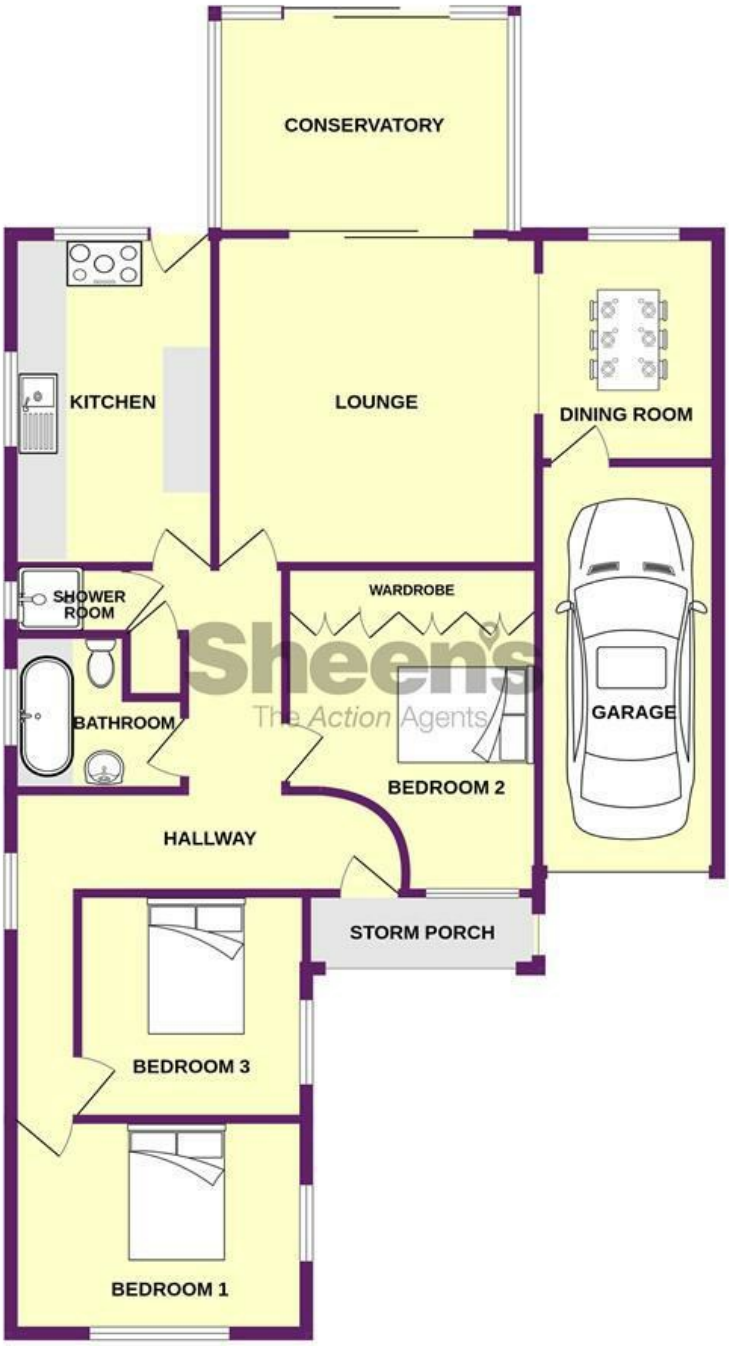
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling properties... not promises

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